

Chair Jama, Vice-Chair Anderson, and members of the Senate Committee on Housing and Development,

Thank you for the opportunity to provide written Testimony. I was present at the hearing earlier this week but unfortunately time ran short.

My name is Brent Landels, I am the 2024 President-Elect for Oregon REALTORS, a fifth generation Oregonian, and I am writing in support of SB 1537.

In my city of Bend, housing production is hindered by our egregious lack of buildable lands. Among other things, SB 1537 would allow cities like mine to obtain the land necessary to support the development of needed housing through a limited expansion of our UGB while still protecting forest, and resource lands.

We all heard many folks testify that there are 10,000 acres within the current UGB's of our state. I think their intent was to make that sound like a large number. In reality, it proves the necessity of SB 1537. If we were to develop all of that land at 8 homes per acre (approximately a 4,000 sq.ft. individual lot) we would be able to build 80,000 homes. So, assuming every single land owner in Oregon that is inside the UGB was willing to sell, and that their land is able to be developed, we would have a 2.22 year supply of buildable lots using the Governor's stated goal of 36,000 per year.

Then what?

They say the road to hell is paved with good intentions. We have preserved the rocks and sage brush east of Bend and the least expensive lot currently for sale is \$275,000. We gave every citizen a voice and a right to a \$250 appeal of any land use action, and developers routinely face years long delays and enormous cost over runs which must be added to the end cost of homes. We demand that new construction "pay their fair share", yet any home built before 1993 did not pay a dime since the law that created SDC's was passed in 1993. In Bend, permits and SDC's are around \$40,000 per home.

It has been my honor to represent various builders for over 30 years. During that time, I have spent my weekends in sales models in several different cities across the state. I have talked to literally, tens of thousands of Oregonians about what they want in their next home and how they want to live their lives. I can tell you with 100% certainty, it is NOT on a million-dollar postage stamp.

As I mentioned previously, I am a fifth generation Oregonian. I am extremely proud of that fact, and I share it often. I fear that if the state of Oregon and this

body, do not begin prioritizing housing of all kinds, my future Grandchildren will not be born in Oregon. It breaks my heart to think of the hardships that my ancestors endured on the Oregon Trail, to only have their descendants forced out by folks prioritizing rocks and sagebrush over families.

Thank you for your time and consideration,

Brent Landels

2024 President-Elect, Oregon REALTORS